

## Public Notice

**NOTICE IS HEREBY GIVEN** that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, December 01, 2015** at the Town Hall, 655 Main Street, Islip, NY on the following applications at the times listed or as soon thereafter as they may be reached. At such time all interested parties will be given an opportunity to be heard. Any disabled person who needs a sign language interpreter or special accommodations to attend this meeting is asked to please contact Constituent Services at 631-224-5500 as early as possible in order for the Town to accommodate.

Dated: 11/20/2015  
Islip, New York

**James H. Bowers, Chairman**  
Zoning Board of Appeals

**6:30 P.M. (825-15) JAMES JOHN BOYLE and JOHN JOSEPH BOYLE** - to renew permit for two family, family use only, Res. A District, south side of Osage Place (#4), 112.5 feet west of Peters Boulevard, Bay Shore, NY (0500-265.00-02.00-035.001)

**6:30 P.M. (826-15) RAYMOND & LISA FARRELL** - permission to leave shed having side yard of 0.7 feet instead of required 4 feet, Res. AA District, west side of Locust Avenue (#1200), 218.39 feet south of Andover Drive, Bohemia, NY (0500-212.00-02.00-010.003)

**6:30 P.M. (827-15) WALTER and GEORGEANNA VON HASSEL** - permission to leave shed having rear yard of 3.5 feet instead of required 4 feet, Res. A District, east side of Grand Boulevard (#583), 168.51 feet north of Wurz Street, Brentwood, NY (0500-249.00-01.00-011.000)

**6:30 P.M. (828-15) BAYPORT MEADOW ESTATES, LLC** - to renew permit for model home in Residence C District pursuant to Islip Town Code Section 68-415(J), Res. C District, northeast side of Church Street, through lot to Sunrise Highway, Bayport, NY (0500-239.00-03.00-048.001 & 261.00-02.00-010.000)

### Adjourned from November 10, 2015

**6:30 P.M. (755-15) JEAN MANKOPF, LIFE ESTATE and DONNA CAPPuccio and HOWARD PHILLIP MANKOPF, JR.** - permission to leave patio having side yard of 3.1 feet instead of required 4 feet with roof overhang having side yard of 9 feet instead of required 14 feet and to leave front deck having depth greater than 10 feet, Res. A District, west side of Bruce Lane (#16), 233.09 feet north of Greg Lane, Brentwood, NY (0500-202.00-03.00-017.000)

**6:30 P.M. (829-15) VINCENT and CONSTANCE CACCAVALE** - permission to leave deck (1.8' high) having front yard of 28.4 feet instead of required 40 feet, Res. AA District, northwest corner of Pinewood Avenue (#120) and Birch Street, Central Islip, NY (0500-122.00-03.00-002.000)

**6:30 P.M. (830-15) CHRISTOPHER ROGERS and MICHAEL ROGERS** - permission to erect second story addition leaving front yard of 39 feet and cantilever having front yard of 38 feet instead of required 40 feet each, Res. AA District, southeast corner of Island Boulevard (#92) and Spruce Avenue, Sayville, NY (0500-279.00-03.00-058.000)

- 6:30 P.M. (831-15) STEPHEN M. and ANTOINETTE ROMANO** - to leave a 1 story addition (approx. 10' x 22') having side yard of 13.3 feet instead of required 14 feet, Res. A District, south side of Wilshire Lane (#64) 224.35 feet west of Wexford Drive, Oakdale, NY (0500-327.00-01.00-062.000)
- 6:30 P.M. (832-15) CHARLOTTE ROSS** - permission to erect one story addition (6' x 12') leaving rear yard of 23.3 feet instead of required 25 feet, Res. B District, east side of 1st Court (#31), 307 feet north of Richmond Boulevard, Ronkonkoma, NY (0500-010.00-02.00-003.000)
- 6:30 P.M. (833-15) MARGARET JUNE ALVAREZ** - permission to leave second story deck having side yard of 11.8 feet instead of required 14 feet and to leave pool deck having rear yard of 8.6 feet instead of required 10 feet, Res. A District, east side of Craig Road (#74), 516.96 feet south of Woodcliff Road, Islip Terrace, NY (0500-275.00-03.00-078.000)
- 6:30 P.M. (834-15) MICHAEL and KRISTA PEACOCK** - permission to install inground pool leaving side yard of 14 feet instead of required 18 feet and front yard (through lot) of 14 feet instead of required 60 feet, Res. A District, west side of Byron Way (#74), 144.17' north of Lincoln Drive (through lot to Lincoln Drive), Oakdale, NY (0500-377.00-02.00-023.000)
- 6:30 P.M. (835-15) ANTHONY and CATHERINE ARTUSA** - permission to leave inground pool having side yard of 13.3 feet instead of required 14 feet, to leave pool patio on side and rear property lines not having required setback of 6 feet each, to leave pool equipment having side yard of 0.4 feet and generator having side yard of 3 feet instead of required 4 feet each, Res. A District, west side of Peter Paul Drive (#574), 225 feet south of Ryan Street, West Islip, NY (0500-468.00-04.00-042.000)
- 7:00 P.M. (836-15) LORI CALIENDO-COMBS** - permission to leave roof over patio having floor area ratio of 29.9% instead of permitted 25%, Res. B District, west side of Glensummer Road (#149), 294.59 feet south of Annandale Road, Holbrook, NY (0500-195.00-02.00-012.000)
- 7:00 P.M. (837-15) GEORGE R. WORTH** - permission to leave two story addition (12' x 23.7') with roof line alteration having side yard of 20.3 feet instead of required 25 feet, Res. AAA District, east side of Elder Road (#105), 1,466.66 feet south of Winganhauppauge Road, Islip, NY (0500-462.00-02.00-035.000)
- 7:00 P.M. (838-15) CLAIRE FITZMAURICE** - permission to leave sunroom (16.2' x 21.9') having floor area ratio of 29% instead of permitted 25%, to leave walkway having rear yard of 0.7 feet and shed having side yard of 3.7 feet instead of required 4 feet each, Res. B District, south side of Cleveland Street (#100), 175 feet east of Saxon Avenue, Bay Shore, NY (0500-318.00-01.00-043.000)
- 7:00 P.M. (839-15) KRISTINA and TITO RAMOS** - permission to leave above ground pool having side yard of 13.1 feet instead of required 18 feet and to leave pool deck having side yard of 5 feet instead of required 10 feet, Res. AA District, southwest corner of President Street (#29) and Ocean Avenue, Oakdale, NY (0500-303.00-02.00-018.000)

- 7:00 P.M. (840-15) ALBERT and FRANCES COOLEY** - permission to leave sunroom (11.7' x 14') having side yard of 10.7 feet instead of required 14 feet and floor area ratio of 31.1% instead of permitted 25%, Res. B District, south side of Hemlock Street (#62), 175 feet west of Ferndale Boulevard, Islip, NY (0500-320.00-03.00-059.000)
- 7:00 P.M. (841-15) ANIBAL DE LO SANTOS** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, south side of Hansen Street (#12), 275 feet west of North Park Avenue, Bay Shore, NY (0500-315.00-01.00-117.003)
- 7:30 P.M. (842-15) KATHLEEN DEVLIN** - permission to erect two story addition, 2nd story addition and front porch, expanding nonconforming use of two family dwelling by less than 25% , Res. B District, southwest corner of Ferndale Boulevard (#218) and Cedar Street, Islip, NY (0500-295.00-03.00-021.000)
- 7:30 P.M. (843-15) STEPHEN SCHNEIDER** - permission to elevate dwelling and erect decks leaving front yard of 16.2 feet instead of required 25 feet and second front yard of 14.9 feet instead of required 15 feet, leaving floor area ratio of 41% instead of permitted 30%, Res. BAA District, southwest corner of Pirates Walk (#815) and Midway Walk, Atlantique, NY (0500-495.00-02.00-024.000)
- 7:30 P.M. (844-15) BRENTWOOD UNITED PRESBYTERIAN CHURCH** - permission to leave second ground sign (14 s.f., 6.5' high) and to erect third ground sign (32 s.f., 7.5' high) where a maximum of one ground sign is permitted, Res. AA District, northeast corner of Second Street (#125) and Fourth Avenue, (through lot to Third Avenue), Brentwood, NY (0500-160.00-01.00-031.001)
- 7:30 P.M. (845-15) ROSA ITURRI** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. AA District, north side of Ridgewood Avenue (#35), 543.98 feet west of Calebs Path, Brentwood, NY (0500-053.00-02.00-020.004)

**Adjourned from 7/21/15 & 7/28/15& 8/18/15& 9/20/15**

- 8:00 P.M. (424-15) WILLIAM SCHRETZMEYER** - permission to erect roofed-over porch and additional 2nd floor space leaving floor area ratio of 31.4% instead of permitted 25%, Res. A District, south side of Shore Drive (#428), 2,952.75 feet west of Vanderbilt, Oakdale, NY (0500-402.00-04.00-004.001)
- 8:00 P.M. (767-15) MOHAMMAD ALAM** - permission to leave 4.5 foot fence having setback of 7.1 feet instead of required 10 feet and to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, northeast corner of Peconic Street (#733) and Pine Avenue, Ronkonkoma, NY (0500-085.00-04.00-050.000)
- 8:00 P.M. (846-15) BRENTWOOD REOS, INC.** - permission to erect two story dwelling on lot having width of 70 feet instead of required 75 feet, side yards of 12 feet instead of required 14 feet each and total side yards of 24 feet instead of required 28 feet, Res. A District, north side of Sycamore Street (#23), 110 feet east of Ferndale Boulevard, Central Islip, NY

(0500-187.00-02.00-046.000)

**8:00 P.M. (847-15) KODJOVI MESSETECHAN** - permission to erect two story dwelling on lot having width of 50 feet instead of required 75 feet, lot area of 5,000 sq. feet instead of required 7,500 sq. feet, side yard of 11.5 feet instead of required 14 feet and total side yards of 25.5 feet instead of required 28 feet, Res. B District, west side of Jefferson Avenue, 75 feet south of Hancock Street, Brentwood, NY (0500-094.00-03.00-125.000)

**8:30 P.M. (848-15) THOMAS RIEDEL** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. AA District, north side of Kathy Lane (#5), 140 feet west of Smithtown Avenue, Bohemia, NY (0500-256.00-01.00-045.000)